

BUCKNAR'S MARKET
(Walter's Grill)
209-211 East Main Street
Waterloo
Seneca County
New York

HABS No. NY-6328

HABS
NY
50-WAT,
3-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDING SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

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Location: 209-211 East Main Street (State Route 5/U.S. Route 20),
Waterloo, Seneca County, New York

USGS Seneca Falls, New York Quadrangle
Universal Transverse Mercator Coordinates:
18.348125.4751110

Significance: Bucknar's Market is one of few original buildings of a
commercial district which was established in the late 19th
century surrounding the water-powered Waterloo Woolen Mill
textile manufacturing complex along the Cayuga and Seneca
Canal.

Description:

Site: This commercial/residential building is sited on
Waterloo's Main Street on a long, narrow lot. As with its
neighboring buildings, it is situated with its front
entrance opening to the sidewalk. A small, grassy yard is
located to the rear of the building, with no yard space at
either side of the structure. A concrete sidewalk runs
adjacent to the east facade, ending at a side porch. Two
very large maple trees grow immediately adjacent to the
east sidewalk. A third large maple is situated near the
northeast corner of the lot. A small, wooden garage, with
hipped roof, is located at the extreme north of the
property.

The building's neighbors include a diner to the west of a
separating driveway and a residential building to the east
of a small strip of lawn. All lots in this block are long
and narrow, with buildings tightly packed.

Total Structure: The structure consists of a main building
(the saloon, located at the southeast) and four separate
additions. Each wing has a separate roof line, and each
exhibits differing architectural, structural, and/or
materials components. The roofs of all brick sections
include wooden soffits, boxed eaves, and wooden rain
gutters and spouts (all in extremely deteriorated
condition, with portions missing.)

Of the five wings, the saloon and the brick residential
wing immediately to its rear (middle section) are the only
sections which exhibit distinctive architectural detailing.
Of the two, the saloon has better structural integrity, as
its roof remains intact (whereas the roof of the middle
section wing is in very poor condition.

Saloon: The saloon is a two story brick, stone, and concrete structure in a transitional Greek Revival/Italianate commercial style. The first floor front facade is 20' 2-1/2" wide and exhibits formal, symmetrical styling. Four evenly spaced concrete pilasters support an entablature. The main entry which is placed between the two middle pilasters consists of a double wooden door with tall, narrow glass panels. A transom spans the width of the doors. Large four-paned casement windows, with molded panels beneath, span the distance between the middle and end pilasters. The doorway and windows each measure 4' 8-1/2" wide.

The upper story front facade consists of three evenly-spaced double-hung sash type windows with heavy stone lintels and stone sills. The structure is capped by a hipped roof with crown molding and wide boxed eaves, over a wide, banded frieze.

The east facade of the saloon measures 37' 7-1/2" and includes two wooden-framed and silled horizontal casement windows with single row, 21-brick header relieving arches, set close together near the mid-point of the first story. A wooden side entry door, with two rows of three glass panes (the topmost being arched) and lower wooden panels, is located near the north end of this facade. Upper story fenestration consists of two double-hung sash windows of the same type as in the front facade. The west facade contains only one window, approximately centrally located. Window and door surrounds include Queen's closers.

The two east facade basement windows are casement type, with heavy stone lintels of the same type as in the second story south facade. An iron bar grate is set in the ground at the level of the lintel to protect the recessed area between the sidewalk and window.

The 12" thick solid brick walls of the saloon wing are laid in English bond, with precise rows of five stretcher rows per header row.

Unusual features of this wing include two corbled brick chimneys, each 3' long by 1-1/2' wide, which are built within the solid walls at the west facade. The chimneys, thus horizontally placed, appear unobtrusive to the exterior brickwork. In the interior, the walls have been built up around the chimneys on the first story, and the chimneys are visible as 6" protrusions only in the second story interior walls.

The interior of this wing is taken up by the saloon on the first floor, and parlor (with fireplace), two bedrooms, hallway, and bath on the second. The placement of the bathroom in a narrow, long area suggests that this may have been the original location of a stairwell prior to the construction of the second wing. A window, boarded up, is located in the north wall of this room.

The saloon interior includes a decorative tin ceiling and an 18' long bar of black walnut (or stained mahogany). A massive 14' mirrored bar shelf of the same dark wood reaches to within one inch of the ceiling, and a 10' servery window/room divider adjoins the south end of the bar at a right angle. The bar shelf consists of shelves below, with wooden columns topped by Ionic capitals which support an arched cornice with crown molding. Decorative panels, inlaid with a chevron motif, are above each column. The servery/room divider includes three sections, with stained glass windows in the west upper section. The east section contains an opening the same size as at the east and probably also contained a stained glass window. The servery/room divider ends at a tapered column with unadorned capital which supports an abacus which does not reach the ceiling. The fact that neither the bar shelf cornice nor the servery/room divider column reach the ceiling indicates that these elements were possibly not original to this room.

The northwest end of this room is partitioned off into a small closet and a men's toilet room with toilet, urinal, and sink. A gas (or kerosene) heating stove occupies a niche near the closet partition.

Residential Middle Section Wing: This wing, 25' wide (N-S) located directly to the north of the saloon, runs 36' east-west across, with its east facade in line with the saloon's east facade. The brick is laid in English bond; however, no particular row pattern appears in the placement of headers and stretchers, which range from 8 to 7 to 6, in no regular order (8-7-7-8-6-7-8-6-7-7-7). As this section (and a rear wing to the north) had been covered by ivy, considerable damage and deterioration of the brick was noted after the vegetation was removed for field inspection; (see photo.)

Fenestration on both the east and west facades includes double-hung sash windows with two-row relieving arches consisting of 17 headers in the lower row and 11 stretchers in the upper row. Window sills are of stone in the first floor west facade and of wood in the second floor west, as

well as in the entire east facade. As upper windows on the west facade consist of 6-over-6 sash, which appear older than the single pane windows of the first story, it can be assumed that all windows of this wing were originally of the 6-over-6 type.

Relieving arches of basement windows are visible above the soil line; however, the windows are no longer exposed.

Wooden panel doors, with relieving arches above, are located near the southern end of both the east and west facade of this wing. The east door contains a single glass pane in its upper half, and the west door contains two rows of two rectangular glass panes in the upper 2/3 and two wooden panels in the lower 1/3. A mechanical door bell is fitted in the center of the east door.

A porch with its concrete floor measuring 5' 11" by 22' 2" runs the length of the east facade. The porch is topped by a shed roof. Four square tapered posts support the roof, with decorative spandrels in a scroll and pendant pattern.

A shed roof, with its high edge toward the south, tops this wing. This roof is in extremely deteriorated condition. Considerable water damage is evident in the interior of this wing, the water having rotted away the second story floor to the point that it is structurally unsound, with only the floor joists remaining in most of this section. The water has also caused the first floor plaster ceiling to fall in places to the floor and this floor to severely buckle.

The floor plan of this wing consists of a large room running the length of the east portion, with door opening to the side porch. This may have been used as a public room, possibly a dining or banquet room, as a long built-in sideboard runs the length of the west wall. At the south wall, doors lead to the basement stairs, a closet, and a ladies' toilet room. Two smaller rooms open from the north and south ends of the west wall. The southernmost room is small, rather like a wide hallway, and leads to the west exit door and to a door which opens to the staircase to the second floor.

The upper story of this section appears to have been greatly altered from its original floor plan. From the landing at the top of the stairs, a hallway leads to the north. Doors in the west wall of the hallway open to three very small rooms (leading to the speculation that this wing may have been used at one time as an inn.)

The walls of the rooms at the west appear to be original. However, the east wall of the hallway consists of extremely make-shift and shoddy partitions of modern (circa 1960s) fiber-board paneling, now warped and out of square with the ceiling. Doors in this east wall also open to three very small rooms. The hallway itself is rather wide and at the time of field inspection contained an old (modern) sofa and end table. The floor of this section is mostly rotted through and missing, with only floor joists remaining in the hallway, due to water leakage through the roof.

Market Wing: The 16' 2" wide (E-W) by 24' 10" long (N-S) market addition fronts the street, to the west of the saloon. It is a 1-1/2 story post-and-beam plank structure with front-facing gable roof. The exterior walls are clap-board, and "ghost" lines in the paint under the eaves suggest that the building once had a decorative bargeboard of some type. There is a wide overhang at the front gable but none at the rear.

The south (front) facade is symmetrical, with a central double wooden plank door measuring 3' 8-1/2" wide, and a double-hung sash window on either side. Windows in the second 1/2 story are smaller, shuttered, and not aligned over the windows of the first story. The door and all windows are wood framed, with jambs tendoned into mortised sills.

On the west facade, a rectangular patch of mis-matched clap-board indicates the former placement of a window.

The interior of the market consists of a single large room. A trap door in the ceiling leads to the second 1/2 story. A small square partition, with a square window in its south wall facing into the room, occupies the northwest corner.

Studding of relatively recent date shores up the plank east wall of this wing.

Market Northwest Addition: To the rear of the market wing, a 12' 3" (N-S) one story wood plank addition links the market to the middle section brick residential wing. The west wall of this addition is set 4-1/2" east from alignment with the west wall of the market, and both sections lean inward toward each other (out of alignment from the vertical.) As the adjacent brick wing includes a boarded-up door in its south facade, it is evident that the middle section brick wing pre-dates this wooden addition. A rectangular patch of mis-matched clap-board indicates the original placement of a window in the west facade.

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The interior of the addition consists of one room, with a closet adjacent to the north chimney of the saloon. A doorway (without door) leads to the hallway at the northwest corner of the saloon.

Rear Addition: A brick addition, 24' 10" (E-W) by 18' 1-1/2" (N-S), occupies the north portion of the structure. The east facade of this wing is aligned with the east wall of the middle section. Although similar in style to the middle brick section, evidence suggests that this wing was not built at the same time.

The brick is laid in English bond, with fewer stretcher rows between header rows than found at the middle section. However, as in the middle section, there is no discernable pattern to the number of stretcher rows, which range from 4 to 5 to 6 in random order (5-4-6-5-6-5-4-4-5-5-5).

Fenestration is similar to that found in the middle section; however, retaining arches contain one fewer brick in their header and stretcher rows. All sills in this wing are of wood.

The east facade contains two windows in the lower story with windows placed directly above on the second. A door is centrally placed between the windows on the first story. The placement of the second story windows of the east facades of the middle and rear wings reveals an attempt to achieve an aesthetic appearance through approximation of classical "golden mean" proportions.

The north facade includes two (unevenly spaced) windows in the first story and none in the second. A window is centrally located in the west facade first and second stories, with a wood panel door near the south end of the west facade first story. Unlike the more formal fenestration of the east facade, the doorway in the west facade is neither classically placed nor is the window's retaining arch horizontally in line with that of the door nor of the windows of the adjacent middle wing.

This wing is topped by a shed roof with its highest point adjacent to and slightly below the end of the roof of the middle wing.

The first floor interior of this wing consists of a kitchen at the east, a long narrow store room (with shelves) at the west, a small pantry with cabinets at the northeast, and a windowless closet between the pantry and storeroom.

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During field inspection, it was noted that the interior north walls were wet, indicating a water problem with walls and/or roof in this wing; however, the ceiling appeared to be intact. The second floor of this wing was not accessible as it can only be reached through the middle section hallway, the floor of which is partly missing and appears unsafe. Thus, interior floor plan and condition of walls and ceiling of the rear wing second floor were not determined.

History:

Located in north Waterloo (formerly New Hudson) on East Main Street, across from the only remaining portion of the Cayuga and Seneca Canal, Bucknar's Market derives its historical significance from its setting.

Waterloo, formed in 1816 by the union of two smaller villages, Jefferson (1799) at the south and New Hudson (1802) at the north, owed its existence to the presence of two major transportation systems which passed through the area.

The first settlers arrived over the Genessee Road, the first major land route in the U.S., constructed in 1791. Main Street (currently U.S. Route 20), the Village's principal thoroughfare, follows the line of an old Indian trail, which became part of the 1803-04 Seneca Turnpike, a major westward land route connecting the Genessee Road to the Seneca River. Regiments of soldiers in the War of 1812 passed through New Hudson on the Seneca Turnpike, many returning later to settle in the village. The name "Waterloo" commemorates victory in the war of 1812.

In 1816, Elisha Williams, founder of New Hudson (north Waterloo), had constructed a mill race off the Seneca River in the vicinity of the present 300 block of East Main Street to provide water power for a grist mill. Soon after, the mill race became part of the Seneca Lock Navigation Company Canal which connected Seneca and Cayuga Lakes. After the opening of the Erie Canal, the Cayuga and Seneca Canal was constructed as a connecting canal from Montezuma to Geneva. Following the course of the Seneca Lock Navigation Company Canal through Waterloo, the Cayuga and Seneca Canal was completed in 1828.

Waterloo's growth and prosperity in the second half of the 19th century was due to the establishment of a number of water-powered industries along the Seneca River and the Cayuga and Seneca Canal which ran directly south of Main Street.

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In 1836, Waterloo's major industry, the Waterloo Woolen Mill, which produced woolen shawls and cloth until 1942, was built along the Cayuga and Seneca Canal at the south side of the 300 block of East Main Street, on the site of Elisha Williams' early grist mill (also the site of the 1795 log cabin of Jabez Gorham, the first white settler.) A water-powered textile industry, the Woolen Mill provided the impetus for the growth of a small industrial center in north Waterloo.

During the 1840s through the 1870s, other industries located in north Waterloo to take advantage of the water power and canal transportation. A working-class residential section grew up around the industrial core, with its own small commercial district. Bucknar's Market and Saloon, built in the 1870's, was part of this working-class neighborhood.

The neighborhood included several distilleries, a cotton cloth mill, four flour mills, a paper mill, five malt houses, several sawmills, a wheel factory, carriage factory, harness factory, piano factory, washboard factory, tannery, a wrought iron foundry, and a machine shop.

As the only extant building from Waterloo's water-powered industrial past, the original Woolen Mill structure still remains, currently part of Evans Chemetics.

Among the other early industries were three brick potteries that supplied the bricks of which most of Waterloo's industrial, commercial, and public buildings were constructed, the earliest in Federal and Greek Revival styles and those of the 1850's through 1870's era in Italianate style with limestone trim (quarried in nearby Fayette.) Bucknar's Market and Saloon dates from the latter period and exhibits Italianate detailing.

The only remaining portion of the Cayuga and Seneca Canal is the Woolen Mill power canal, located along the south side of the 100 to 300 blocks of East Main Street. Bucknar's Market, at 209-211 East Main, faces this canal.

Not much is known of Waterloo's early architects and builders. Although most structures in the town are in the vernacular, a number of churches, public buildings, commercial structures, and upper-class residences were obviously architect-designed, and several architects had conducted business in the town; however, no records survive to link the buildings with their designers.

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The lots on which Bucknar's Market and Saloon were constructed were purchased by John T. Bucknar in two separate years. The easterly lot, measuring 20 feet along East Main Street by 99 feet deep, was purchased in December, 1866, from Joel and Harriet Willson. An 1855 map of Waterloo indicates the J. Willson property with a small structure, although records do not indicate its use. Sometime between 1866 and 1870, Bucknar erected his first structure, the 20' x 37-1/2' saloon, with living quarters above.

A second parcel, adjacent and to the west, was purchased in 1870. The middle brick section, which extends east-west across both lots, was constructed sometime between 1870 and 1873, as both the saloon and middle sections appear on an 1873 birds-eye-view map.

As the market wing (frame structure at the southwest) does not appear on the 1873 view map, it can be assumed that this section was built some time after 1873, but probably before 1875, as a deed transfer in that year describes the property as consisting of saloon, dwelling, and meat market. The deed transfer of 1875 may have been for tax purposes, since for the price of one dollar, John T. Bucknar conveyed the property to William Fillingham, who in turn the same day conveyed it to Bucknar's wife Ellen for the same price.

No records have been located which indicate a date for the construction of the rear (northeast) wing. Appearance indicates that it is a separately-built wing and that it is a late 19th century structure; it is similar in style to the middle brick section.

In 1886, Ellen Bucknar purchased a third property to the west from Charles J. and Catharine Smith. This property included a dwelling, which has since been razed, and currently serves as a parking lot for a neighboring diner.

John T. Bucknar was a village trustee in 1883, but by 1888 he had died and his widow and sons ran the business, which was conveyed to son Charles and his wife Mary. By 1939, Charles A. Bucknar had also died, and his widow sold the property to Warren S. and Mae S. Walter who ran the saloon as "Walter's Grill."

By 1969, Warren S. Walter had died, and the property was conveyed by his widow to their son Claude W. Walter, who later conveyed it to his wife, Mary Louise Walter, in 1980. The structures are currently vacant and in disrepair.

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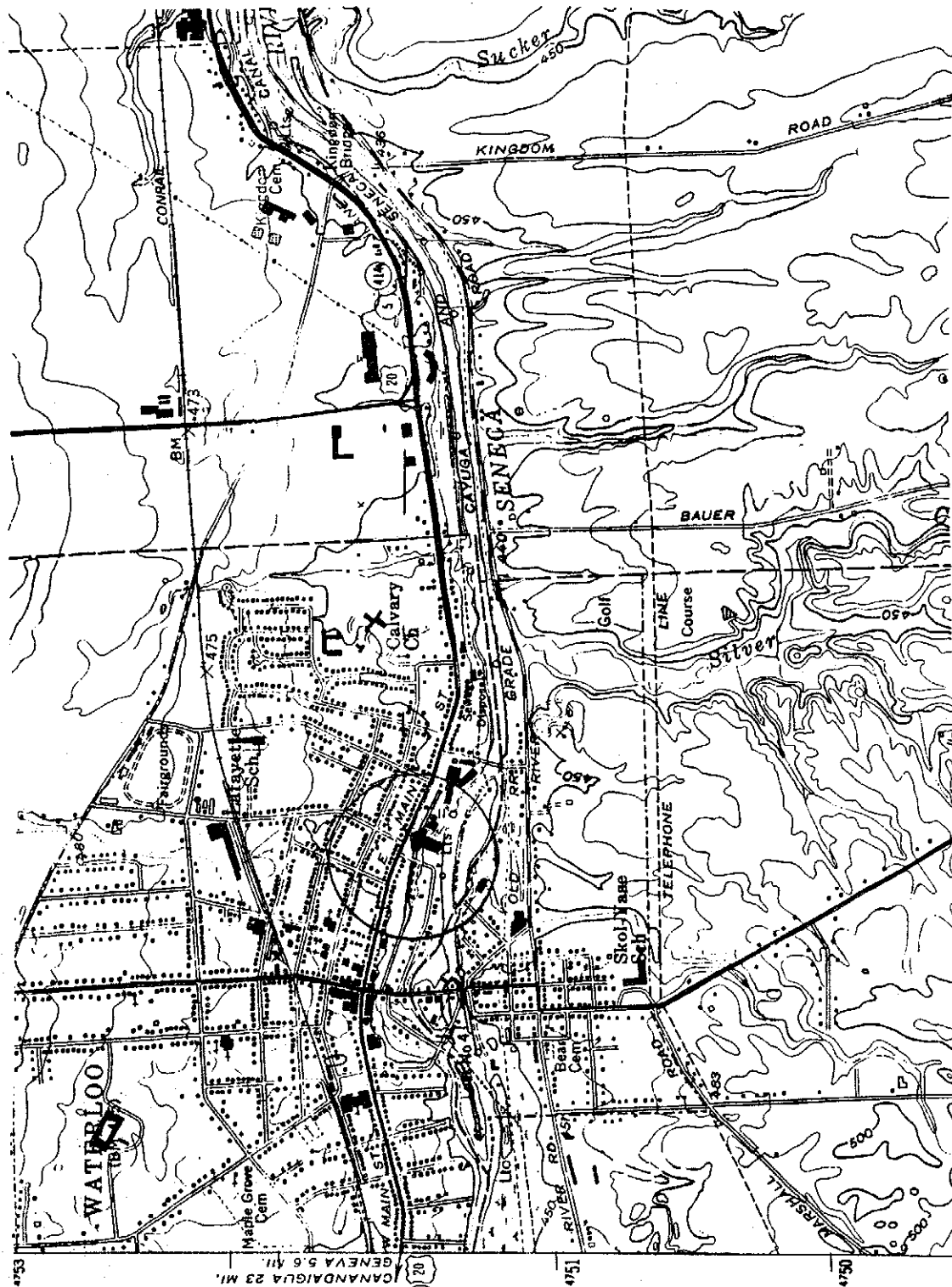
----- Seneca County Deeds 74-438, 85-560, 88-1, 178-110, 347-740, and 384-545.

----- United States Department of the Interior Geological Survey, Seneca Falls Quadrangle. Reston, Virginia: U.S. Geological Survey, 1978.

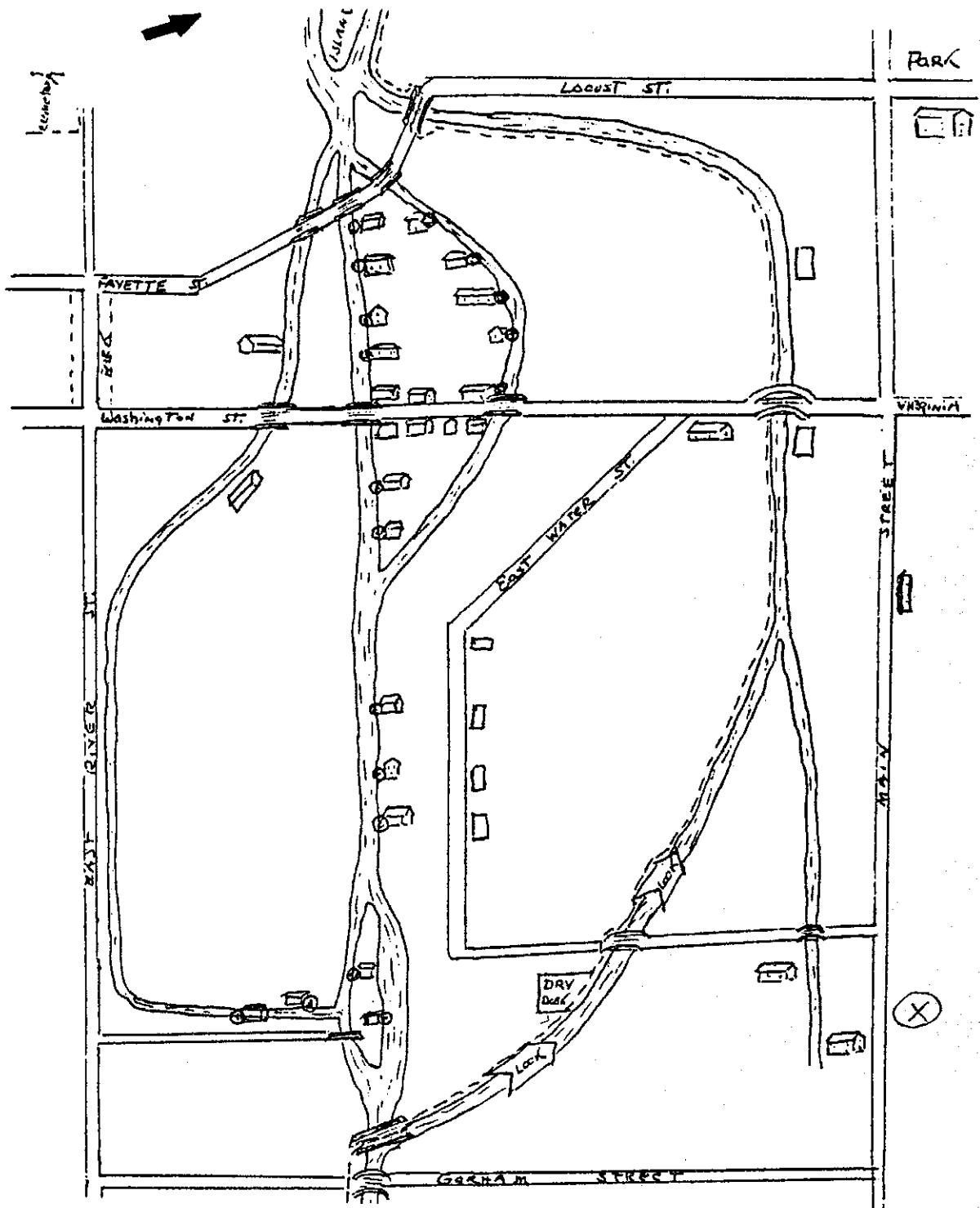
----- Map of Waterloo N.Y. Waterloo Centennial, 1966.

Historian:

Dorothy Allen Silva,
Architectural Historian
1288 Layton Road
Clarks Summit, PA 18411
August, 1991



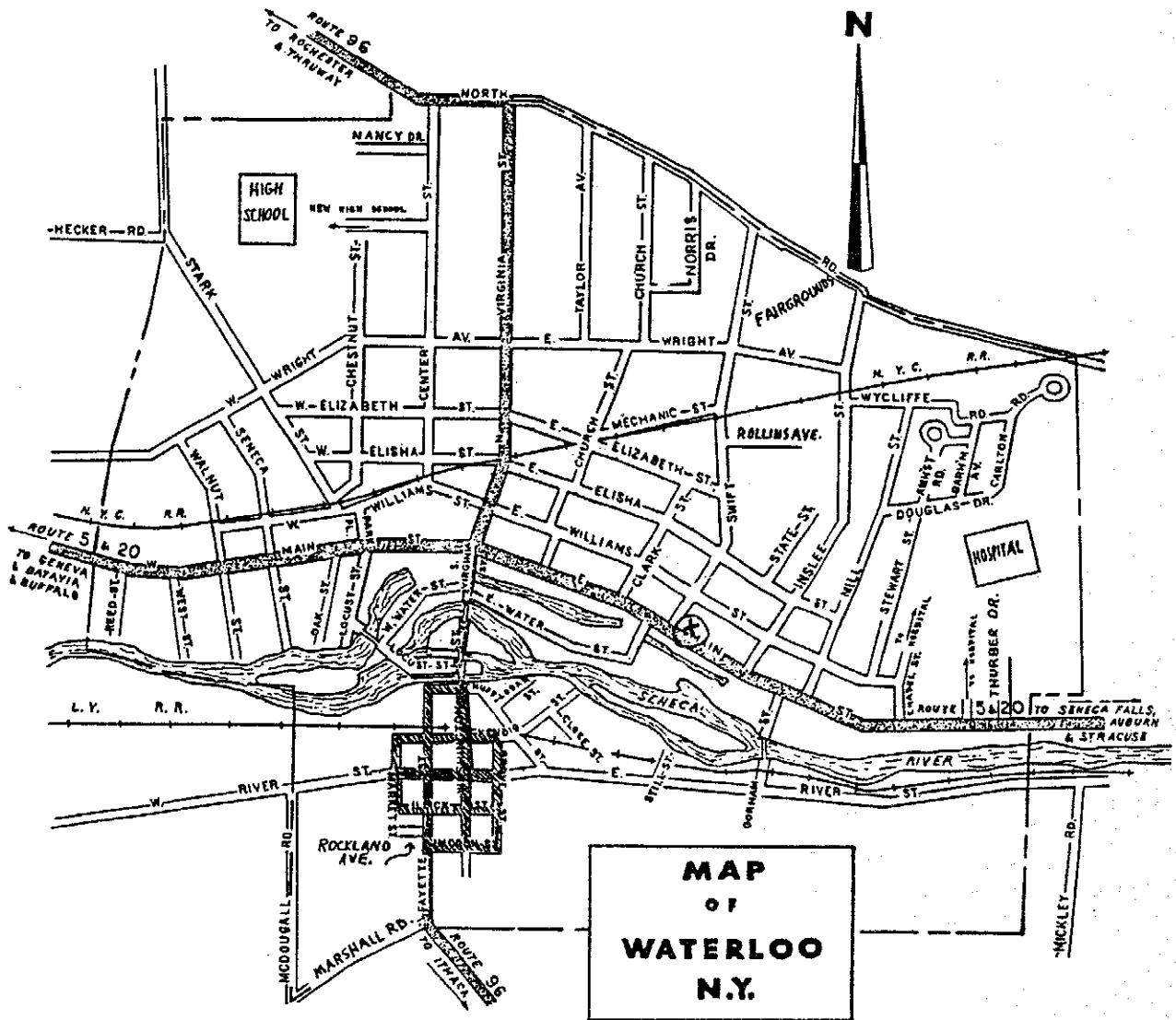
USGS MAP, 1978 (Site indicated by circled arrow)



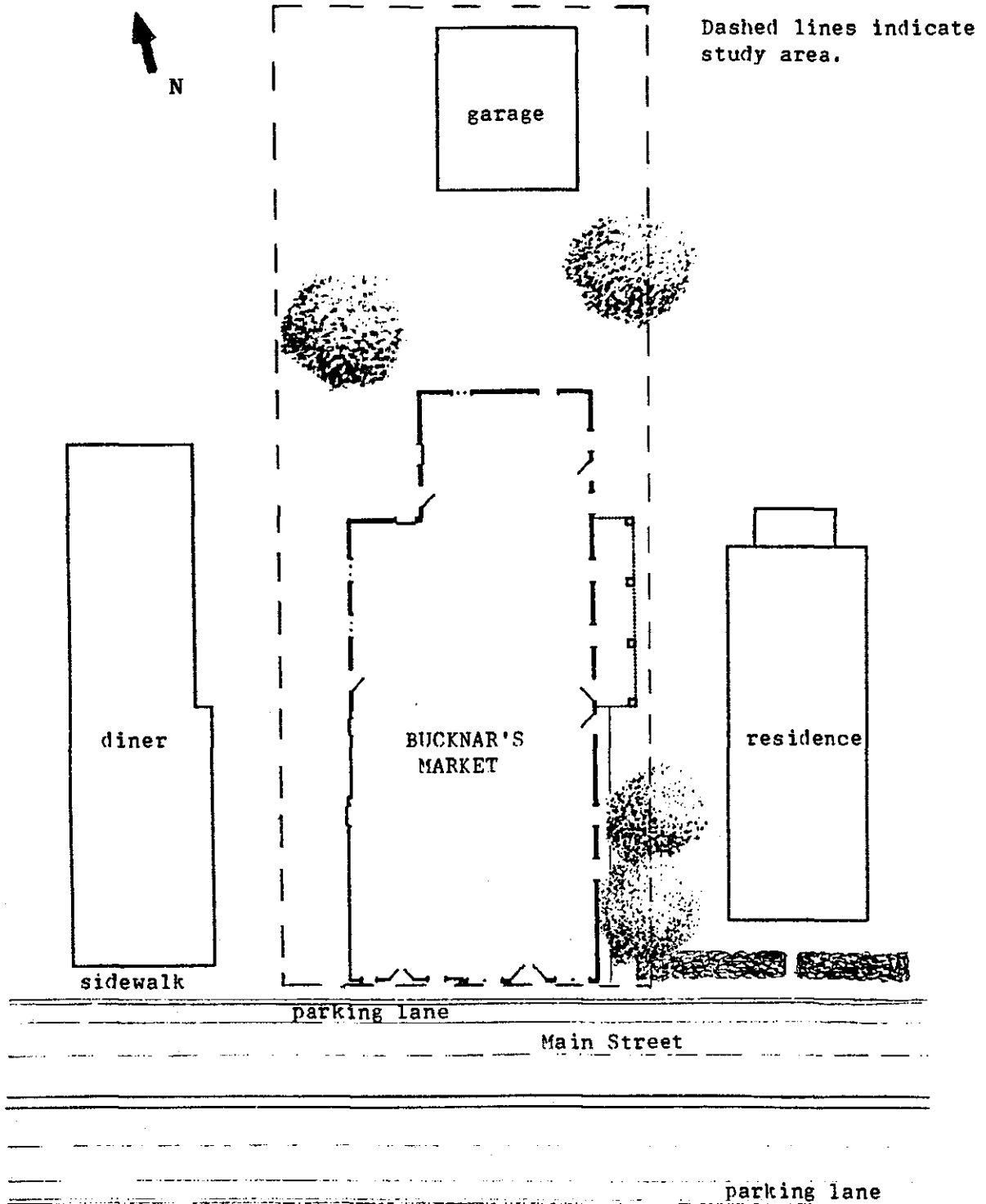
WATERLOO MILL DISTRICT, 1840's - 1870's ERA
John C. Becker, 1984
(Site indicated by circled "x")



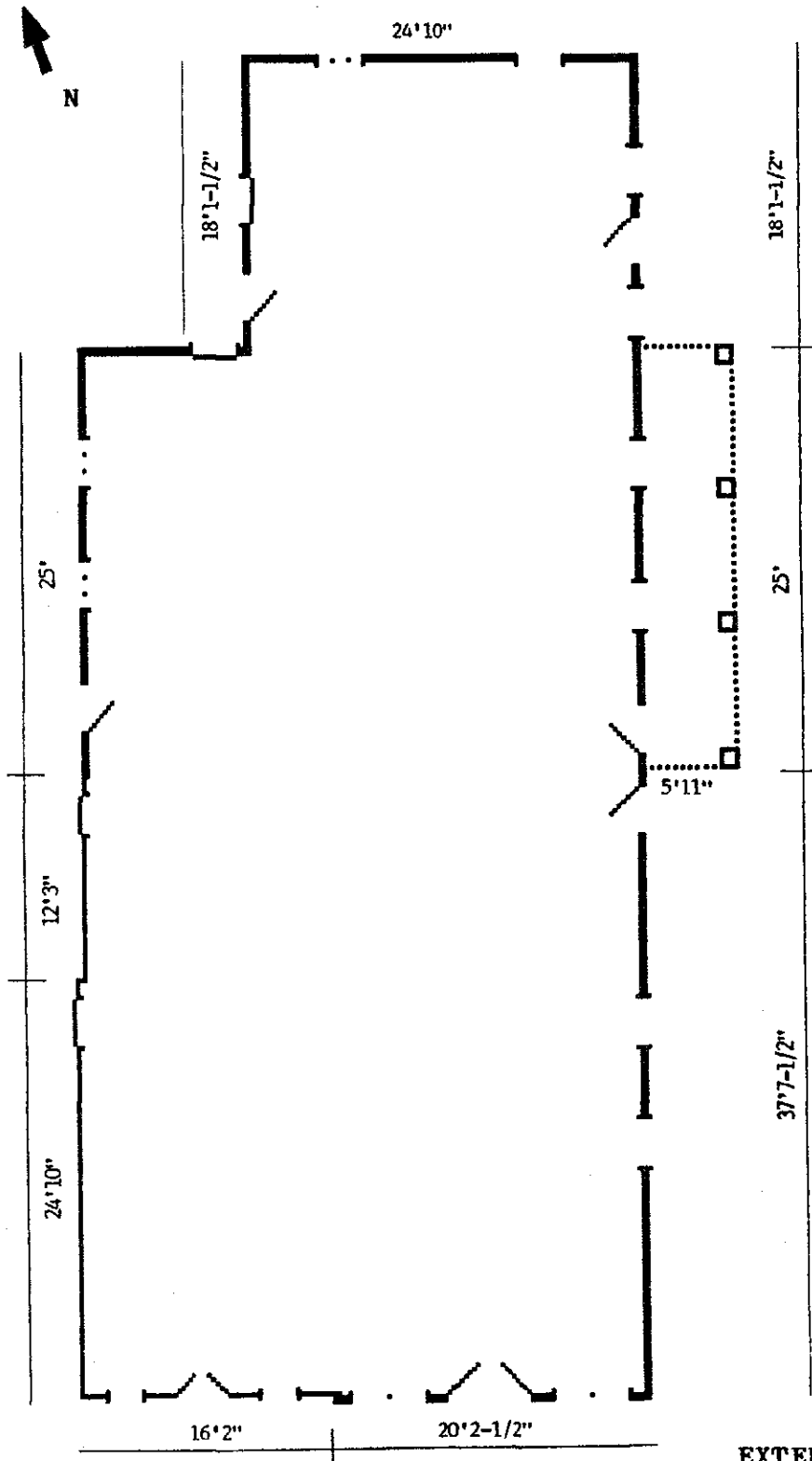
WATERLOO, 1855
 J.H. French Plat-Book Map
 (Site indicated by circle and arrow)



LOCATION MAP
(Site indicated by circled "x")



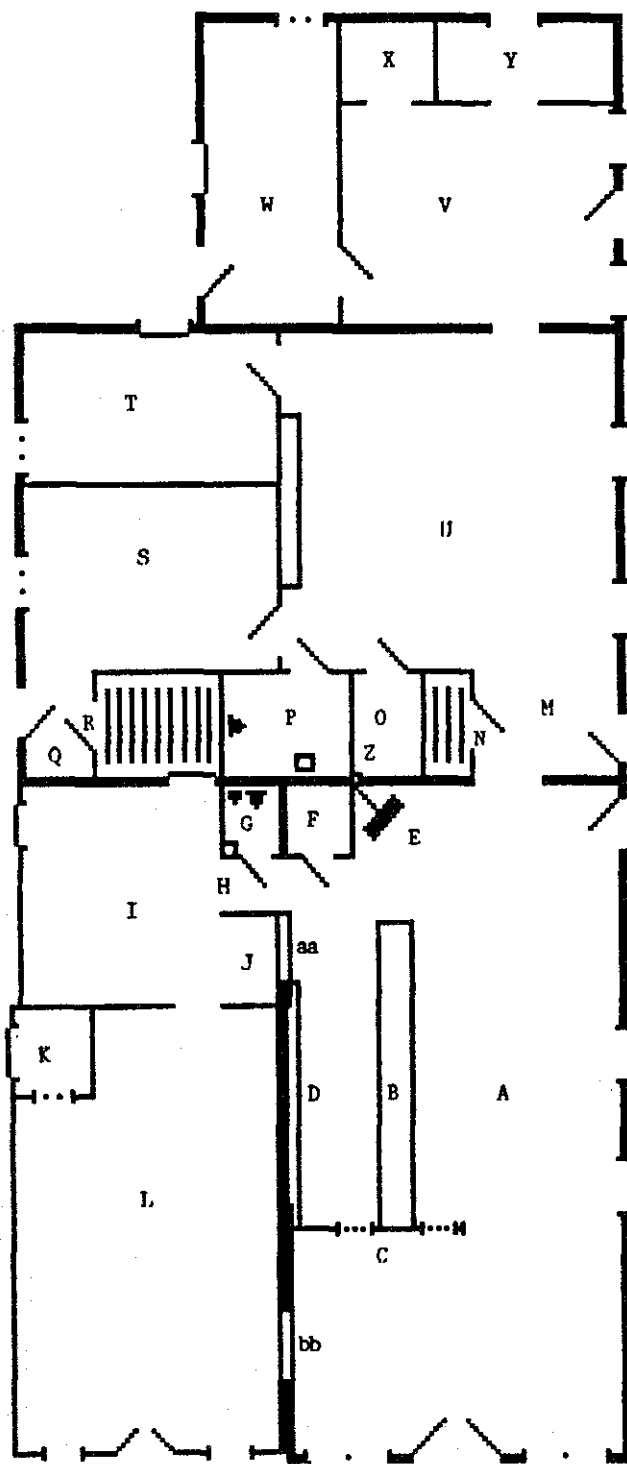
SITE PLAN



EXTERIOR DIMENSIONS



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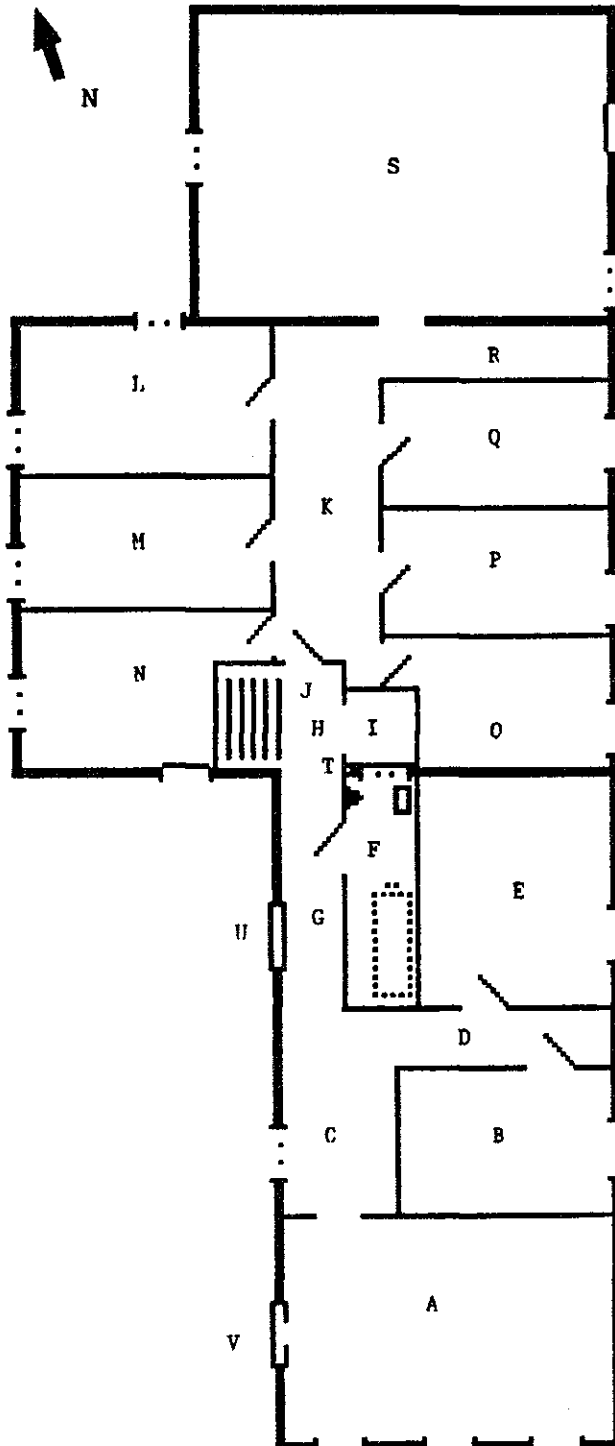


FIRST FLOOR PLAN

KEY TO SPACES:

- A - Saloon (35'3-1/2" N-S;
17'1-1/2" E-W)
- B - Bar (18' N-S; 2'4" E-W)
- C - Room Divider (10' E-W)
- D - Bar Shelf (14' N-S)
- E - Stove
- F - Closet (4'2" N-S; 4'2" E-W)
- G - Men's Toilet Room (4'2" N-S;
5'10" E-W)
- H - Hallway (3'4-1/2" N-S;
7'2" E-W)
- I - Storeroom (12'1" N-S;
9'5-1/2" E-W)
- J - Closet (3'6-1/2" N-S; 6'2" E-W)
- K - Alcove (5' N-S; 5' E-W)
- L - Market (23'7" N-S; 15'6" E-W)
- M - Alcove (4' N-S; 7'7" E-W)
- N - Stairway - down
- O - Closet (not measured)
- P - Women's Toilet Room
(3'7" N-S; 7'11" E-W)
- Q - Entry Alcove (4' N-S; 4'1" E-W)
- R - Stairway - up (3'7" N-S)
- S - Room (10' N-S; 15'1" E-W)
- T - Storeroom (9' N-S; 15'1" E-W)
- U - Dining Room (19'8-1/2" N-S;
18'10" E-W)
- V - Kitchen (12'5" N-S; 14'5" E-W)
- W - Storeroom (17' N-S; 7'11" E-W)
- X - Closet (4'5" N-S; 5'4" E-W)
- Y - Pantry (4'3" N-S; 8'8" E-W)

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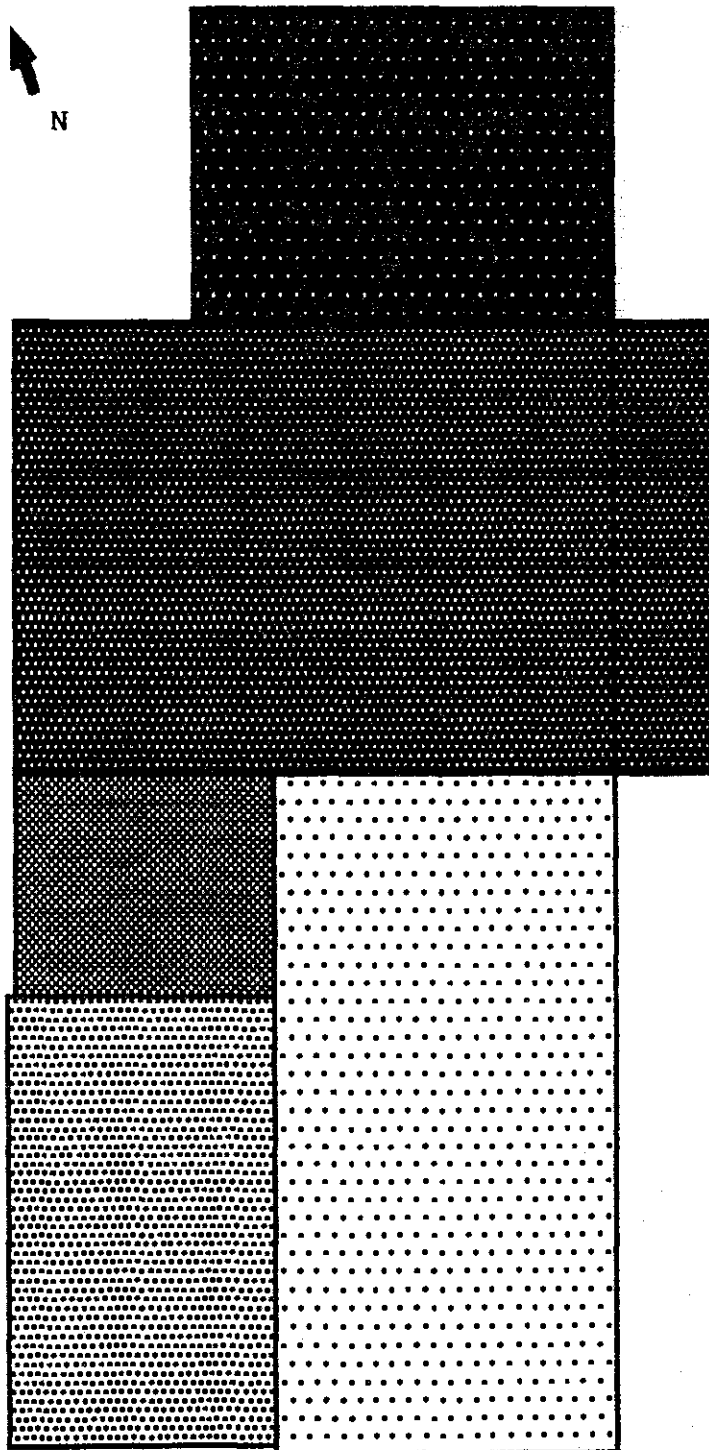


KEY TO SPACES:






- A - Front Parlor (18'1" N-S; 12'9" E-W)
- B - Bedroom (7'9" N-S; 12' E-W)
- C - Front Hallway (11'1" N-S; 5'8" E-W)
- D - Center Hallway (3'1" N-S; 12' E-W)
- E - Bedroom (11'3" N-S; 10'6" E-W)
- F - Bathroom (11'2" N-S; 3'6-1/2" E-W)
- G - West Hallway (17'8" N-S; 3'3" E-W)
- H - Landing (3'7" N-S; 3'3" E-W)
- I - Closet (3' N-S; 3'6-1/2" E-W)
- J - Stairwell down (3'7" E-W)
- K - North Hallway (not measured)
- L - Bedroom (not measured)
- M - Bedroom (not measured)
- N - Bedroom (not measured)
- O - Bedroom (not measured)
- P - Bedroom (not measured)
- Q - Bedroom (not measured)
- R - Back Hallway (not measured)
- S - Rear section (not measured;
floor plan not known)
- T - Chimney
- U - chimney
- V - Chimney with Fireplace

SECOND FLOOR PLAN

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KEY:

-  Rear Wing
(after 1875)
-  Middle Wing
(ca. 1870-73)
-  Rear Market Addition
(after 1873)
-  Market
(ca. 1873-75)
-  Saloon
(ca. 1866-1870)

BUILDING WINGS AND DATES